

## STATE OF CALIFORNIA SIERRA NEVADA CONSERVANCY - RECOMMENDATION

### Sierra Nevada Conservancy Grant Program Safe Drinking Water, Water Quality and Supply, Flood Control, River and Coastal Protection Act of 2006 (Proposition 84)

**Subregion:** NORTH **County:** LASSEN

**Applicant:** LASSEN LAND AND TRAILS TRUST

**Project Title:** HULSMAN RANCH CONSERVATION EASEMENT APPRAISAL

**Application Number:** SNC 070353

#### PROJECT SCOPE

This project will provide for the landowner negotiation, title work and appraisal for 500 acres of significant watershed and habitat corridor on the historic Hulsman Ranch approximately 3 miles southeast of Susanville, California. This ranch is part of the Wildlife Conservation Board's approved Conceptual Area Protection Plan for the habitat corridor linking the Bass Hill Wildlife Area and the Lassen National Forest.

The specific deliverables include:

- Easement negotiation and review
- Appraisal and title
- Baseline report and monitoring plan.

#### RECOMMENDATION

SNC Staff recommendation is to fund at the requested level of \$35,000. This project would provide for the protection of significant watershed values and habitat corridors between two already protected areas – the Bass Hill Wildlife Area and Lassen National Forest.

#### LETTERS OF SUPPORT

None provided.

#### PROJECT SCHEDULE

DETAILED PROJECT DELIVERABLES	TIMELINE
Easement negotiation	July –August 2008
Appraisal and Title work	September 2008
Progress Report	December 2008
<b>FINAL REPORT</b>	<b>March 2009</b>

## PROJECT COSTS

PROJECT BUDGET CATEGORIES	TOTAL SNC FUNDING
Easement Negotiation	\$15,000
Appraisal and Title work	\$10,000
Baseline Report and Monitoring Plan	\$10,000
<b>GRAND TOTAL</b>	<b>\$35,000</b>

## Project Summary

Provide a summary (one-page maximum) that describes key elements of the project and states the total project cost.

Please type here: Located approximately 3.0 miles southeast of Susanville, the 500+ acre portion of the Hulsman Ranch Partnership straddles the Sierra Nevada and the Great Basin, and contains sensitive habitat, historical features, and important watersheds and habitat linkage. Contained within the 4,340-acre Bass Hill/Lassen Creek Conceptual Area ("CAPP"), the Hulsman Ranch is the first major connective piece of an important habitat corridor that links the Bass Hill Wildlife area to the Lassen National Forest. The 500+ acre portion of the Hulsman Ranch partnership is largely contained within the Lower Gold Run and Lassen Creek watersheds, and contains a major section of the ephemeral "Sand Slough" wetland, as well as a spring & small ephemeral pond utilized by several species of migratory birds.

The Conceptual Area contains biologically important private lands that support 11 habitat types, including eastside pine forest, mixed hardwood-conifer, wet meadow, montane riparian, and bitterbrush. These diverse habitats support a wide variety of wildlife and plant species, including the state-endangered bald eagle and willow flycatcher, state-threatened greater sand hill crane and bank swallow, and state threatened Sierra Nevada red fox. In total, 5 threatened and endangered species, 28 species of special concern, and 5 special plants occur within the Conceptual Area. In addition, the Conceptual Area is of particular importance to the Bass Hill Sub-herd of the Doyle deer herd, providing critical wintering habitat and protecting the migration corridor for the sub-herd. The Conceptual Area abuts the 5,516-acre CDFG Bass Hill Wildlife Area to the east, Lassen County & Lassen Land & Trails Trust (LLTT) land to the west, and the Lassen National Forest to the south, providing an important habitat linkage between these public lands.

Lassen Land and Trails Trust is requesting \$35,000 from the Sierra Nevada Conservancy to help facilitate the negotiation and legal review of a conservation easement on this property, as well as cover the costs of an easement appraisal, title work, and the creation of a baseline report and monitoring plan for the property. Since the property occurs within the Bass Hill/Lassen Creek "CAPP," it has been earmarked by the Wildlife Conservation Board for prioritized protection. As a result, WCB will help LLTT leverage the funds necessary to purchase a conservation easement on the property, estimated (by comparable easement sale within the "Capp") at roughly \$300,000+.